

Study Area 4

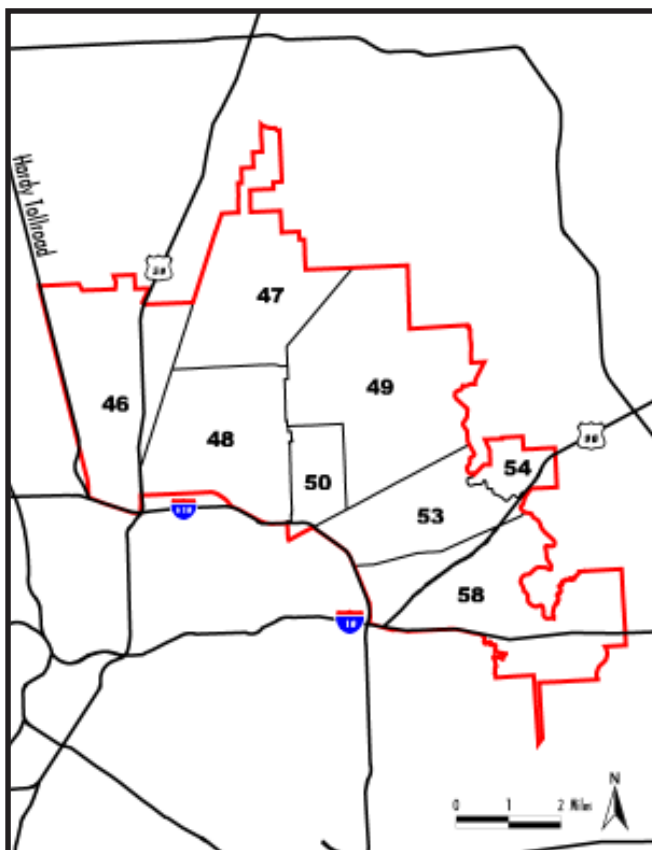
Super Neighborhoods:

- 46 - Eastex / Jensen
- 47 - East Little York / Homestead
- 48 - Trinity / Houston Gardens
- 49 - East Houston
- 50 - Settegast
- 53 - El Dorado / Oates Prairie
- 54 - Hunterwood
- 58 - Northshore

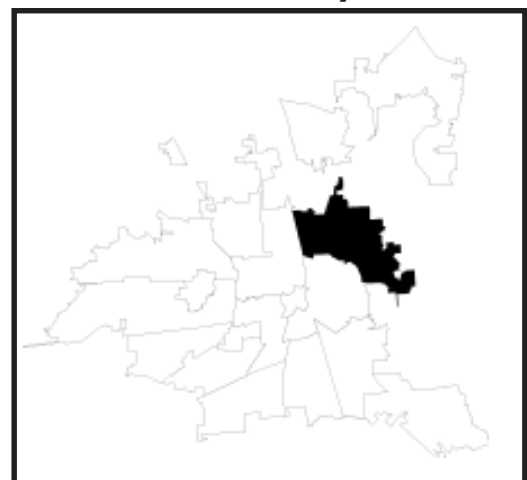
Characteristics

- Total Population: 125,297
- Largest Ethnic Group: Black (50.5%)
- Population Density: 2.2 persons per acre
- Persons Per Household: 3.27
- Houston City Council Districts B, E, H & I
- Independent School Districts: Aldine, North Forest, Houston & Galena Park
- 11 police beats including bordering beats
- 6.9% (average) of properties in long-term tax liens (homesteads not included)

Super Neighborhoods in Study Area



Location within City



Study Area 4 Super Neighborhood Descriptions

Eastex/Jensen has many neighborhoods made up of modest frame homes set in pine forests. Subdivisions include Huntington Place, Croyden Gardens and Epsom Downs, the site of a 1930's era horse race track. Jensen was once the primary highway to east Texas but was superseded by the Eastex Freeway. As a result, the commercial areas lining Jensen have deteriorated. The area is served by the Houston and Aldine independent school districts.

East Little York/Homestead is after the two major thoroughfares, divide into four quarters. The neighborhoods include Fontaine Place, Scenic Woods, Northwood Manor, and the recently annexed Riverwoods Estates. These wooded subdivisions consist of modest single-family homes built in the 1950's and 1960's. The newest subdivisions, such as Riverwoods Estates, have larger homes. There is very little in the way of commercial or industrial development and a large landfill is located on the eastern edge of the community.

Trinity/Houston Gardens were originally developed as green-field communities just outside the city. Both featured oversized single-family home sites, allowing residents to have their own gardens. Now, home types vary widely, although most are single-family and, generally, affordable. Density remains low. Railroad tracks trisect the neighborhood and are a dominant feature. Some of the land has been converted to industrial uses, especially on the community's eastern edge. There are no major concentrations of retail development within the area.

East Houston is a collection of neighborhoods in the North Forest Independent School District. The community is made up largely of single-family homes in standard suburban tract subdivisions. The area remains generally wooded, especially close to Halls Bayou, near Brock Park, a City of Houston golf course. A major industrial park, Railwood, is located in the southeast corner of the community adjacent to a major landfill.

Settegast was originally an inexpensive location for African-American Houstonians seeking housing in northeast Houston during the World War II era. Currently, small wood frame homes are interspersed with empty

lots and very few commercial or industrial uses. It is bordered on the west by a very large railroad-switching yard, and on the south by Loop 610 and the old Beaumont highway. The community had its own high school when the Northeast Houston ISD (now North Forest ISD) was segregated. The large campus of Lakewood Church is in the northeast corner of the community.

El Dorado/Oates Prairie consists of a collection of small subdivisions and scattered industrial facilities. The route of the new Crosby Freeway (proposed Hwy 90) crosses an eastern corner of the community. The excellent access provided by the new freeway and the existing thoroughfares makes this area desirable for further development of warehouse and industrial facilities on large tracts of undeveloped land.

Hunterwood is a residential subdivision located east of Greens Bayou adjacent to a major HL&P power station. Development in Hunterwood was robust in the mid-1970s and experienced a sharp decline in the 1980's as property values fell with the general real estate market. In 1996 the district asked to be annexed by the City of Houston and new home construction has since resumed.

Northshore is an area immediately north of the Houston Ship Channel, east of Loop 610. Neighborhoods east of Greens Bayou and those south of Market Street are in Galena Park ISD. The balance of the area is in Houston ISD. This heavily wooded area includes a variety of home styles and prices. In the 1980s, the Brown Foundation donated a large tract of land through which the new Crosby Freeway (Highway 90) will pass. The land is being developed into a major regional facility, the Herman Brown Park.

Study Area 4 Overview

- **This Study Area experienced a major change in ethnic shifts.**
Between 1990 and 2000, the White population and Hispanic populations experience dramatic changes. The White population decreased 41.5%; the Hispanic population increased 66.9%. The Black population declined.
- **The area has sufficient housing units to accommodate increased population growth.**
Within the area, there are a total of 41,268 housing units. And although the vacancy rate dropped significantly--3,342 units remain vacant. Should population growth result in an increase in residential demand, opportunities for new development are plentiful on vacant land within existing neighborhoods.
- **Study Area is industrialized more rapidly than the City as a whole.**
Study Area industrial uses increased by 660 acres, making it the fourth most industrialized area in the City. With much of the vacant land in the Study Area located along existing industrial corridors, the potential for continued industrialization is high. However, these areas are sufficiently removed from residential areas and do not pose a threat to residential neighborhoods.
- **Economic status is on a downward spiral.**
 - ✓ *There was a substantial increase in the number of persons over 25 years of age without a high-school diploma. In 1990, nearly one-third of the population over 25 had no diploma; in 2000, nearly half of the population over 25 did not have a high-school diploma.*
 - ✓ *Although the number of persons making under \$25,000 a year decreased and the number of persons making over \$50,000 increased, the area had a median income \$10,000 lower than the City-wide median. While income levels increased from 1990 levels*, they lagged behind City levels.*
 - ✓ *Household size increased 22% above the City average.*
 - ✓ *Despite an increase of 850 single-family units, the median home value in the area is approximately \$43,000, far below the City median of \$79,300.*

* It should be noted that in comparison with 1990, \$1.00 today is only worth \$0.76 due to inflation.

Study Area 4 Demographics

Population by Super Neighborhood

- Settegast had greatest population loss. (See Table 4.0)

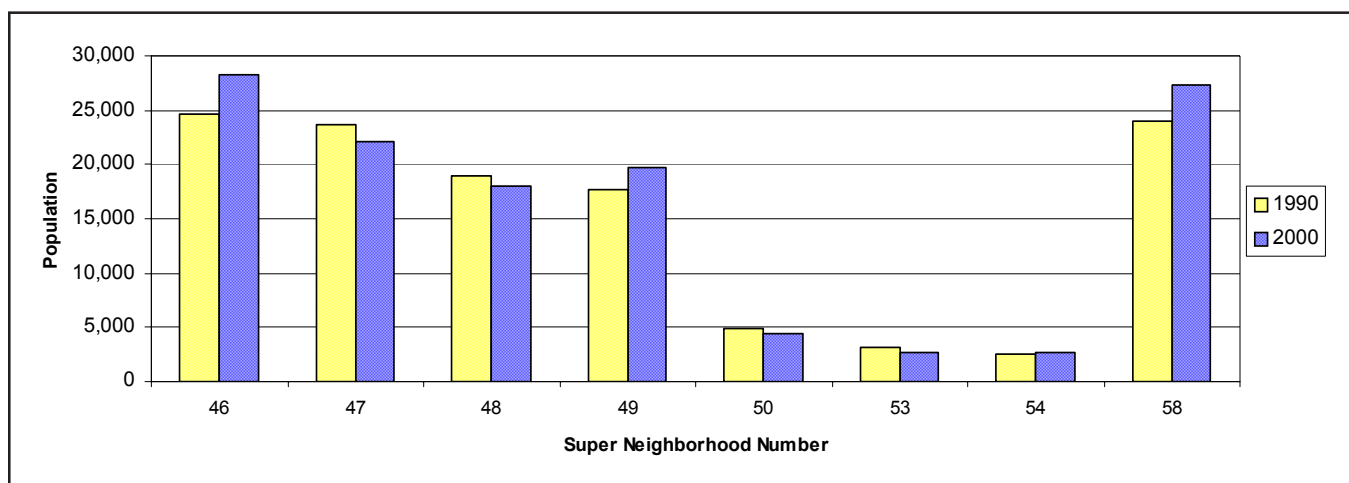
Table 5.4.0.
Population Change by Super Neighborhood (SN)

Source: US Census Bureau

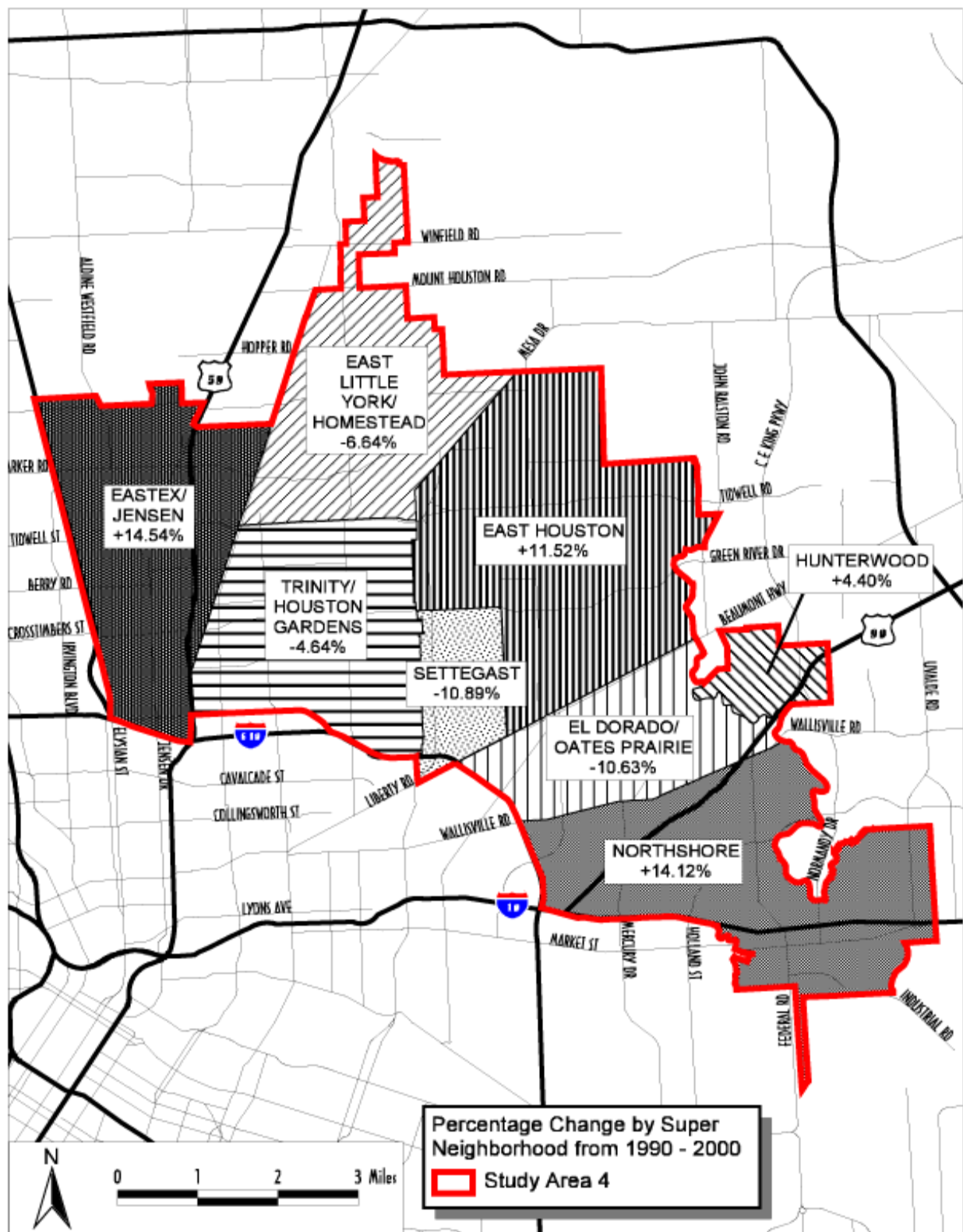
Super Neighborhood Name	SN#	1990	2000	# change	% change
Eastex/Jensen Area	46	24,616	28,196	3,580	14.5%
East Little York/Homestead	47	23,714	22,140	-1,574	-6.6%
Trinity/Houston Gardens	48	18,932	18,054	-878	-4.6%
East Houston	49	17,705	19,744	2,039	11.5%
Settegast	50	4,884	4,352	-532	-10.9%
El Dorado/Oates Prairie	53	3,087	2,759	-328	-10.6%
Hunterwood	54	2,588	2,702	114	4.4%
Northshore	58	23,965	27,350	3,385	14.1%
TOTAL		119,491	125,297	5,806	4.9%

Figure 5.4.0.
Study Area 4 Population Change

Source: US Census Bureau



Study Area 4



Map 5.4.1. Population Change by Super Neighborhood 1990-2000

Source Data: U. S. Census Bureau 1990-2000

Study Area 4 Demographics

Race and Ethnicity

- Major increase in the Hispanic population.
- Study Area 4 increased in overall population.
- Major drop in the White population.
- Substantial change in the make-up of its population since 1990.
- **Eastex/Jensen** had the largest population increase (14.5%) from 1990 to 2000.
- **Settegast, El Dorado/Oates Prairie, East Little York/Homestead, and Trinity/Houston Gardens** experienced population decreases (4.6% to 10.1% from 1990 to 2000).
- **Eastex/Jensen** and **Northshore** both have the largest share of population in Study Area 4.
- Super Neighborhoods generally followed city-wide Race/Ethnicity trends. East Little York/ Homestead and East Houston stand apart for having Hispanic increases almost twice the city average of 60%. See Table 5.4.2. above.

Table 5.4.2 Change in Hispanic Population

Source: US Census Bureau

SN	1990	2000	# Chge	% Chge
E.L.Y./Homestead	1,449	3,244	1,795	123.9%
E. Houston	2,104	4,553	2,449	116.4%
CITY	455,947	730,865	274,918	60.3%

Table 5.4.1. Population by Race/Ethnicity

Source: US Census Bureau

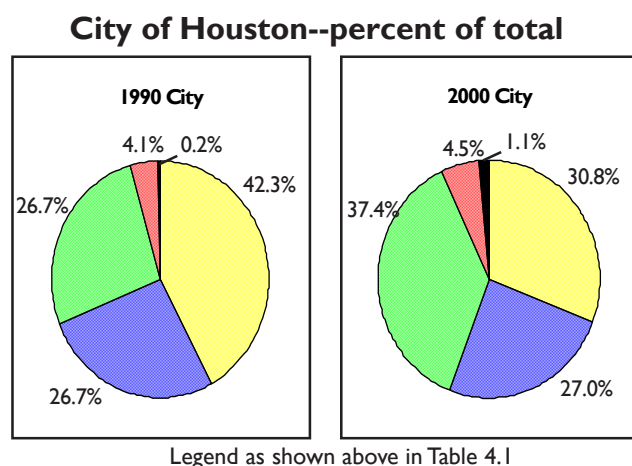
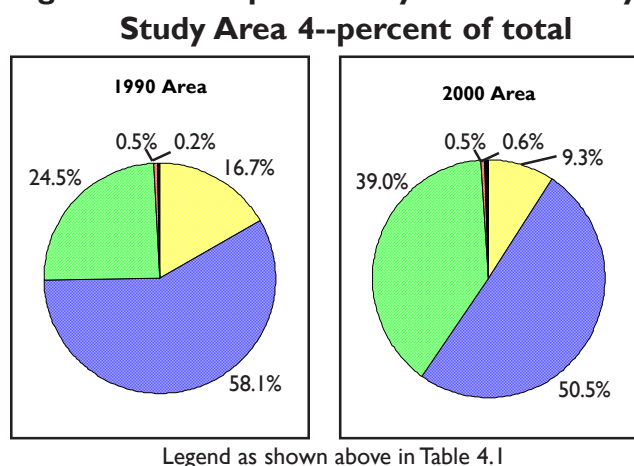
Study Area 4				
	1990	2000	% change	
White	19,902	11,649	-41.5%	
Black	69,443	63,296	-8.9%	
Hispanic	29,294	48,884	66.9%	
Asian	616	674	9.4%	
Other	236	794	236.4%	
TOTAL	119,491	125,297	4.9%	

City of Houston				
	1990	2000	% change	
White	720,534	601,851	-16.5%	
Black	455,297	487,851	7.2%	
Hispanic	455,947	730,865	60.3%	
Asian	70,145	106,620	52.0%	
Other	3,361	26,444	686.8%	
TOTAL	1,705,284	1,953,631	14.6%	

Note: "Other" category is not directly comparable, as in 2000, it included persons of "two or more races," a category which did not exist in 1990.

Figure 5.4.1. Population by Race/Ethnicity

Source: US Census Bureau







Study Area 4 Demographics

Gender and Age

- More females than males.
- 0-4 plus 5-17 age groups are 5% above City average but remained unchanged since 1990.
- Minimal change in all other categories compared to the City.
- Study Area 4 workforce population slightly below City average.
- Greatest change (in numbers) were within the 18-64 age group.

Table 5.4.3.
Population by Gender and Age

Source: US Census Bureau

		Study Area 4		
		1990	2000	% change
Age 0-4		10,501	10,939	4.2%
Age 5-17		27,738	29,408	6.0%
Age 18-64		71,295	73,815	3.5%
Age 65+		9,957	11,135	11.8%
MALE		58,331	61,696	5.8%
FEMALE		61,160	63,601	4.0%
TOTAL		119,491	125,297	4.9%





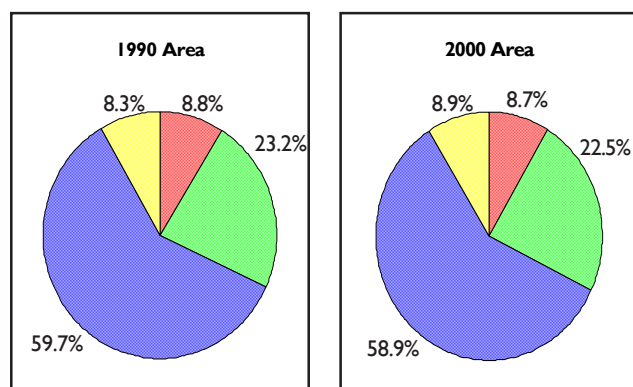
		City of Houston		
		1990	2000	% change
Age 0-4		142,168	160,797	13.1%
Age 5-17		313,825	375,861	19.8%
Age 18-64		1,108,100	1,252,908	13.1%
Age 65+		141,191	164,065	16.2%
MALE		846,113	975,551	15.3%
FEMALE		859,171	978,080	13.8%
TOTAL		1,705,284	1,953,631	14.6%

Figure 5.4.2.
Population by Gender and Age

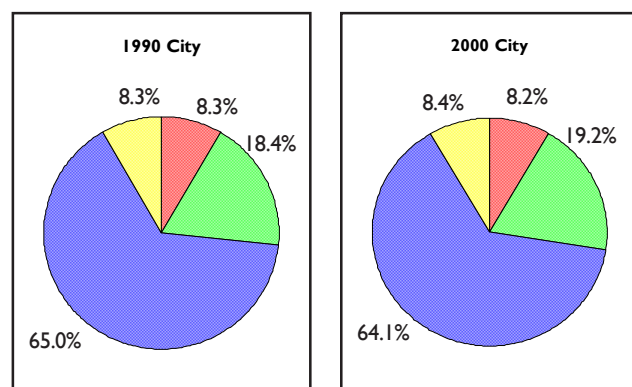
Source: US Census Bureau

Study Area 4--percent of total



Legend as shown above in Table 5.4.3

City of Houston--percent of total



Legend as shown above in Table 5.4.3

Study Area 4 Demographics

Educational Attainment

- The percentage of persons with no high-school diploma increased from 35% to 46%.
- The third highest Study Area in the City for this category.
- Nearly half the population 25+ did not have a High-School Diploma.
- Lowest percentage of persons with College and Graduate Degree.

Table 5.4.4.
Population 25 and Over by Educational Attainment

Source: US Census Bureau

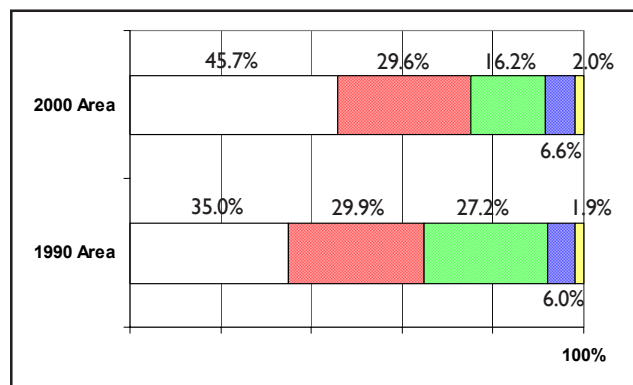
Study Area 4			
	1990	2000	% change
No Diploma	21,643	32,229	48.9%
High School	18,499	20,889	12.9%
Some College	16,834	11,420	-32.2%
Bachelor's	3,679	4,666	26.8%
Grad/Prof.	1,174	1,377	17.3%
TOTAL	61,828	70,581	14.2%

City of Houston			
	1990	2000	% change
No Diploma	263,458	355,445	34.9%
High School	224,181	245,299	9.4%
Some College	265,983	228,985	-13.9%
Bachelor's	191,128	255,173	33.7%
Grad/Prof.	92,288	116,252	26.1%
TOTAL	1,037,037	1,201,154	15.8%

Figure 5.4.3.
Population 25 and Over by Educational Attainment

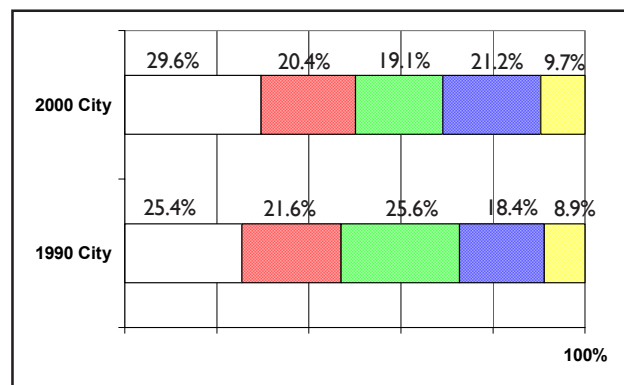
Source: US Census Bureau

Study Area 4--percent of total



Legend as shown above in Table 5.4.4

City of Houston--percent of total



Legend as shown above in Table 5.4.4

Study Area 4 Demographics

Housing and Households

- Vacancy rate dropped
 - Small increase in number of households
 - 35,743 Single-Family units
 - 5,525 Multi-Family units
 - Increase number of total housing units
- 2000 Total Units 41,278
 Single-family 35,743
 Multi-family 5,525
 Other 9

Table 5.4.5. Household Characteristics

Source: US Census Bureau

	Study Area 4		
	1990	2000	% change
HOUSEHOLDS	35,272	37,936	7.6%
persons per HH	3.20	3.27	2.1%

	City of Houston		
	1990	2000	% change
HOUSEHOLDS	638,705	717,945	12.4%
persons per HH	2.60	2.67	2.7%

Table 5.4.6. Housing Units by Tenure

Source: US Census Bureau

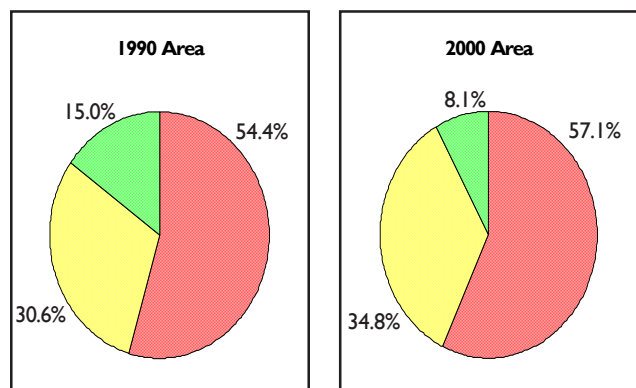
	Study Area 4		
	1990	2000	% change
Occupied	35,272	37,936	7.6%
Owner	22,574	23,554	4.3%
Renter	12,698	14,382	13.3%
Vacant	6,225	3,342	-46.3%
TOTAL UNITS	41,497	41,278	-0.5%

	City of Houston		
	1990	2000	% change
Occupied	638,705	717,945	12.4%
Owner	293,355	328,741	12.1%
Renter	345,350	389,204	12.7%
Vacant	112,928	64,064	-43.3%
TOTAL UNITS	751,633	782,009	4.0%

Figure 5.4.4. Housing Units by Tenure

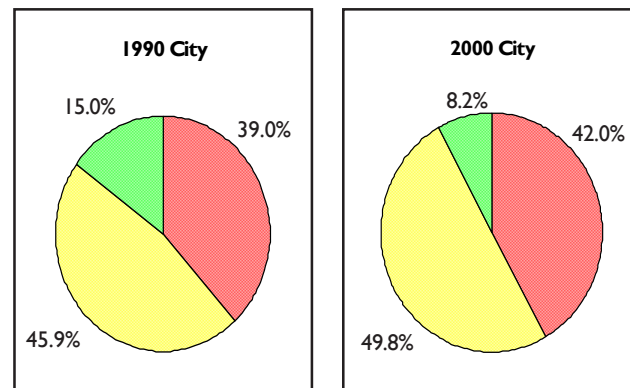
Source: US Census Bureau

Study Area 4--percent of total



Legend as shown above in Table 5.4.6

City of Houston--percent of total



Legend as shown above in Table 5.4.6

Study Area 4 Demographics

Household Income

- Median income \$26,994 compared to the City (\$36,616).
- Third lowest median income among all Study Areas.
- Highest percentage of households with income under \$15,000
- Second lowest percentage of households with income over \$75,000
- Percent change in higher-income categories was greater in the Study Area than for the City as a whole.
- Employment level is high (between 83% - 92%).
- Only East Houston and Trinity Gardens exceed the 12.2% employment average for the Study Area.

Table 5.4.7.
Households by Household Income

Source: US Census Bureau

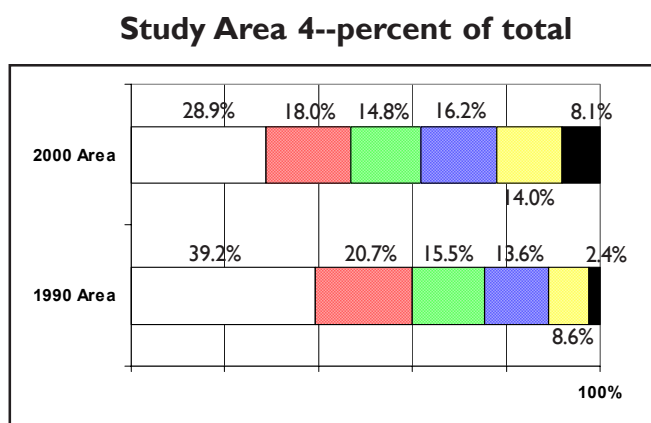
Study Area 4				
	1990	2000	% change	
< \$15K	14,377	10,984	-23.6%	
\$15K—\$25K	7,585	6,854	-9.6%	
\$25K—\$35K	5,683	5,643	-0.7%	
\$35K—\$50K	4,984	6,150	23.4%	
\$50K—\$75K	3,161	5,322	68.4%	
>\$75K	876	3,083	251.7%	
TOTAL	36,666	38,036	3.7%	

City of Houston				
	1990	2000	% change	
< \$15K	175,900	132,457	-24.7%	
\$15K—\$25K	125,425	105,887	-15.6%	
\$25K—\$35K	101,625	104,792	3.1%	
\$35K—\$50K	99,947	117,451	17.5%	
\$50K—\$75K	82,150	116,362	41.6%	
>\$75K	64,395	141,948	120.4%	
TOTAL	649,442	718,897	10.7%	

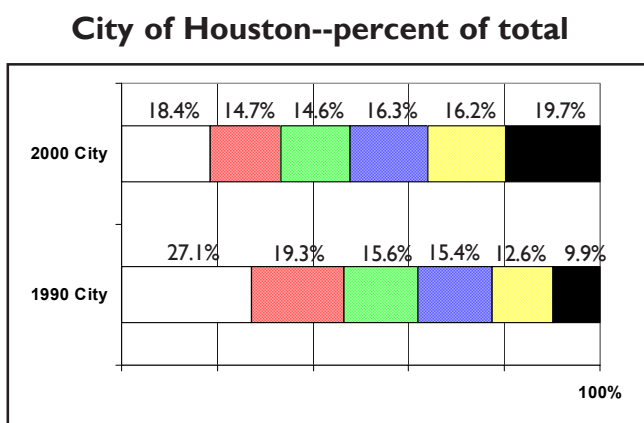
Note: The total number of households shown in this table is based on sample data.

Figure 5.4.5.
Households by Household Income

Source: US Census Bureau



Legend as shown above in Table 5.4.7



Legend as shown above in Table 5.4.7

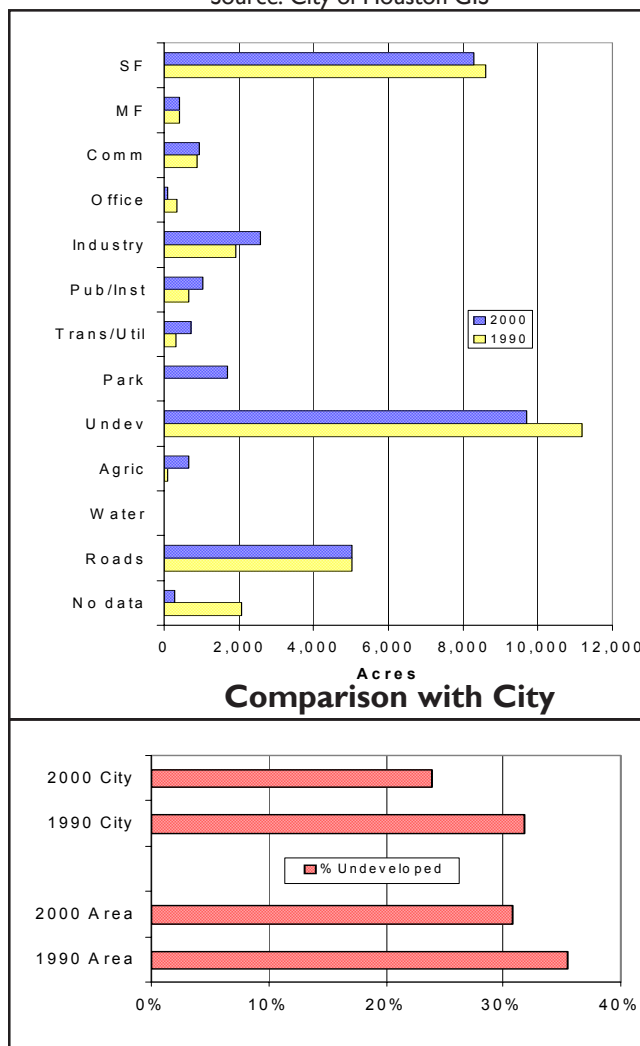
Study Area 4 Land Use Patterns

- Most land devoted to Single-family residential in City – 10.4% of City total
- 30.9% of Study Area is Vacant or Undeveloped
- Minimal new residential construction
- 4% decrease in Single-Family units
- 73.3% decrease in Office acreage
- 31,510 total acres.

Single-family residential uses constitute 26.3% of the Study Area and tend to concentrate in the northern sector, above Liberty Road. Single-family housing also appear in the southeastern corner of the Study Area. The average lot size is .25 of an acre. Subdivisions include Shadow Lake Estates, Forest Green, Houston Gardens, Kashmere and El Dorado, among others. In 2000, single-family uses showed a decrease of almost 4%, 394.9 acres, from 1990 (See Table 4.7). New scattered single-family

Figure 5.4.6. Study Area 4 Land Use

Source: City of Houston GIS



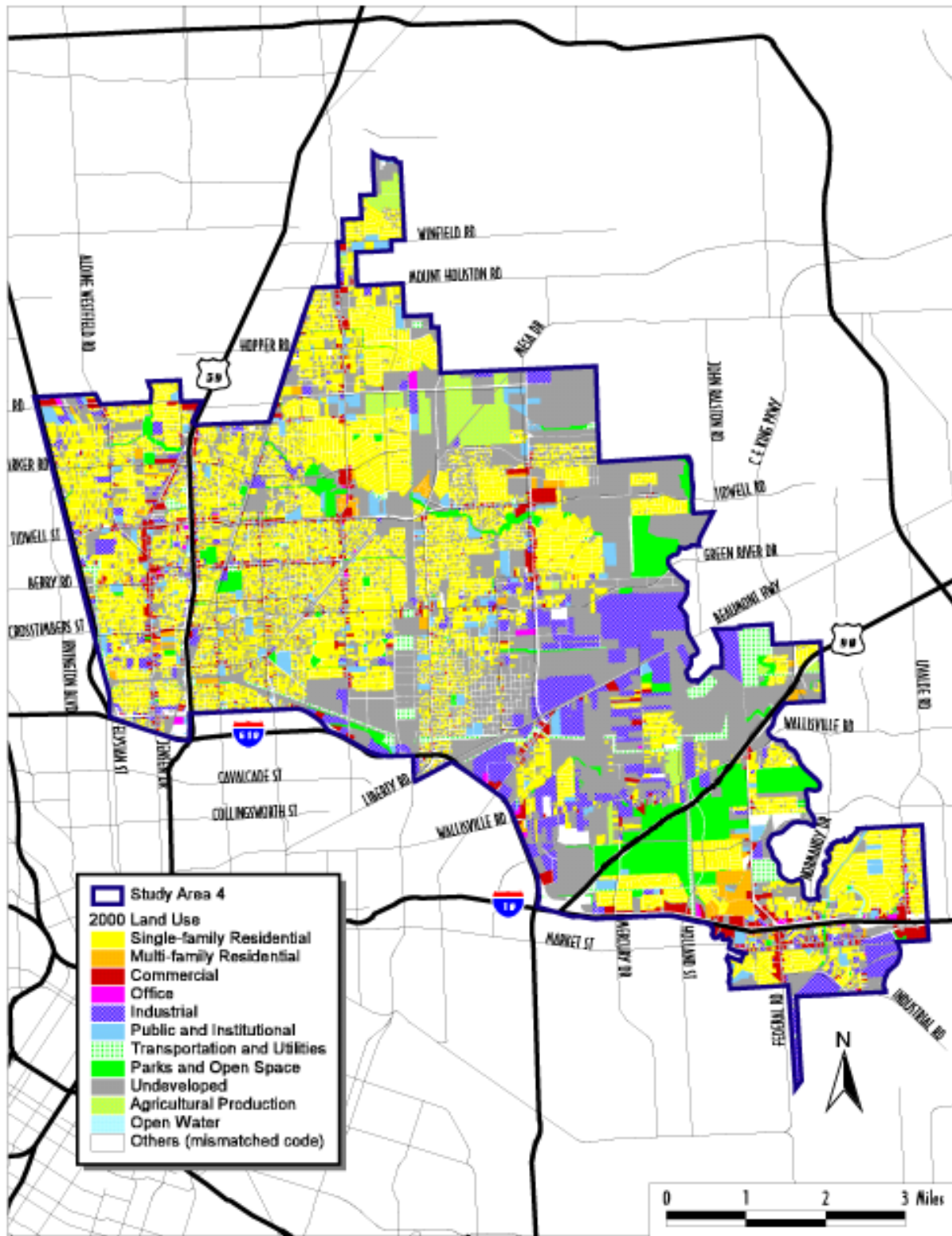
Source: City of Houston GIS

Table 5.4.8. Acreage by Land-Use Category

Note: Many land parcels were coded incorrectly in 1990, so percentage changes often appear unusually large.

	Study Area 4			City of Houston		
	1990	2000	% change	1990	2000	% change
Single-Family (SF)	8,611.3	8,282.4	-3.8%	75,587.9	79,800.7	5.6%
Multi-Family (MF)	397.7	423.5	6.5%	12,256.3	14,648.2	19.5%
Commercial (Com)	872.7	942.4	8.0%	12,281.1	15,386.2	25.3%
Office	332.2	88.7	-73.3%	4,031.2	4,811.9	19.4%
Industrial	1,925.3	2,585.9	34.3%	21,361.8	25,762.2	20.6%
Public/Institutional	664.5	1,022.1	53.8%	13,341.7	20,061.5	50.4%
Trans/Utilities	304.5	729.8	139.7%	3,601.2	11,665.9	223.9%
Parks/Open Space	0.4	1,711.5	—	1,460.2	32,089.7	2,097.6%
Undeveloped	11,183.1	9,721.2	-13.1%	120,734.2	91,366.6	-24.3%
Agricultural	106.4	657.9	518.4%	5,751.2	10,017.4	74.2%
Open Water	0.0	15.1	—	1,226.7	13,905.4	1,033.6%
Roads	5,032.1	5,032.1	0.0%	56,559.1	56,559.1	0.0%
No Data	2,080.3	297.9	-85.7%	52,355.0	4,472.8	-91.5%

Study Area 4



Map 5.4.2. Land Use 2000

Source Data: Harris County Appraisal District (HCAD)

Study Area 4 Land Use Patterns

development is taking place east of Homestead Road, and new concentrations have also appeared in the eastern edges between Beaumont Highway and Wallisville Road, and north of Tidwell and Mesa Drive.

Multi-family residential is scattered throughout the Study Area, covering 424 acres. It increased from 398 acres since 1990. This accounts for 1.3% of the Study Area. Between 1990 and 2000, eight multi-family residential buildings were permitted for construction in the Study Area. They are located in the southeastern corner (Maxey Rd.-Woodforest) and to the north of Tidwell and east of Homestead.

Commercial land uses cover 3.3% of the Study Area. Much of the commercial uses lay along major thoroughfares: Jensen and Mesa Drives, Market Street, and along the I-10 north feeder. Commercial uses have increased from 1990 by 8%, (70 acres). New development has located mainly along Homestead and Jensen Roads, US 59 and US 90.

Office acreage decreased by 73% between 1990 and 2000. However, during this period at least 4 new office buildings with a total value of more than 10 million dollars were permitted. Of them, Hermann Health Systems on US 59, north of Crosstimbers Rd., was valued at more than \$8 million.

Industrial uses in Study Area 4 total 2,585 acres (8.2% of the land) and are located mainly along Beaumont Highway and Wallisville Road. The area surrounding much of the industrial land is vacant and undeveloped. Industrial uses in this Study Area have grown by about 34% since 1990. New development including manufacturing and warehouse buildings grew mainly in the area between Liberty-Beaumont Highway and Wallisville Road.

Public and Institutional land uses cover 1,022 acres (3.2%) of the Study Area, located near single-family and multi-family residential uses. Between 1990 and 2000, 21 new churches and 15 school and day care buildings were permitted in this Study Area.

Transportation and Utilities comprise 2.3% of the land in the Study Area. Railroads and rail yards remain significant features. These land uses are mainly located south of Beaumont Highway. Between 1990 and 2000 the City of Houston built 6 new lift stations and a new police substation in the area.

Parks and Open Spaces are scattered in the area, however, most are located in the residential areas west of Mesa Drive. Herman Brown Park, a regional park, is located along US 90. Parks and open space make up 5.4% of the Study Area.

** Although Table 5.4.8 shows an increase of 1,711 acres in 2000, this is due to incorrect coding of existing park land, not the development of new park land.*

Vacant and undeveloped land makes up 31% of the Study Area, and has decreased by approximately 13% since 1990. Large tracks lay east of Mesa Dr. and north of US 90, and many small vacant lots are scattered in residential areas.

Agricultural land uses still exist in the area with 2.1 % of the land. A large parcel is located in the northern border and Mesa Drive.

Roads and right of ways are the third largest use in the Study Area with 16% of the land. Major highways are US 59, SH 90, Loop 610 and Beaumont Highway. Other significant roads include Jensen, Mesa, Liberty and Wallisville.

Study Area 4 2000 Basic Demographics*

Table 5.4.9.
2000 Demographics by Super Neighborhood

	Super Neighborhood								Study Area 4 Total
	Eastex Jensen Area #46	East Little York Homestead #47	Trinity Houston Gardens #48	East Houston #49	Settegast #50	El Dorado Oates Prairie #53	Hunterwood #54	Northshore #58	
Total Population	28,196	22,140	18,054	19,744	4,352	2,759	2,702	27,350	125,297
White	9.8%	2.4%	1.8%	5.7%	1.7%	22.1%	7.8%	22.0%	9.3%
Black	22.4%	82.9%	81.4%	70.3%	91.1%	12.0%	39.1%	17.2%	50.6%
Hispanic	66.8%	13.7%	16.0%	23.1%	6.0%	64.9%	50.7%	59.1%	39.0%
Asian**	0.6%	0.3%	0.3%	0.2%	0.2%	0.6%	1.3%	1.0%	0.5%
Other	0.5%	0.7%	0.5%	0.6%	1.0%	0.5%	1.1%	0.7%	0.6%
Educational Attainment									
Persons 25 years and over	15,179	13,696	11,059	10,589	2,596	1,812	1,052	14,597	70,581
No High School Diploma	60.7%	33.7%	44.5%	43.5%	44.9%	48.8%	29.7%	44.6%	43.8%
High School Diploma & higher	39.3%	66.3%	55.5%	56.5%	55.1%	51.2%	70.3%	55.4%	56.2%
Household Income									
Total Households	7,841	7,157	6,117	5,777	1,550	716	713	8,164	38,036
Below \$25,000	49.5%	44.7%	59.3%	48.1%	64.5%	33.8%	32.3%	35.3%	46.0%
Above \$25,000	50.5%	55.3%	40.7%	51.9%	35.5%	66.2%	67.7%	64.7%	54.0%
Labor Force									
Persons 16 and over	9,417	8,703	6,653	7,343	1,345	1,082	1,128	12,016	47,687
Employed	88.0%	89.2%	83.1%	86.5%	81.5%	92.4%	91.2%	90.3%	87.8%
Unemployed	12.0%	10.8%	16.9%	13.5%	18.5%	7.6%	8.8%	9.7%	12.2%
Housing									
Total Occupied Units	7,818	7,115	6,103	5,744	1,541	718	788	8,109	37,936
Owner Occupied	56.4%	76.6%	60.9%	63.4%	62.9%	75.5%	48.5%	54.8%	62.4%
Renter Occupied	43.6%	23.4%	39.1%	36.6%	37.1%	24.5%	51.5%	45.2%	37.6%

Source: U.S. Census Bureau, 2000

Compiled by CITY of HOUSTON, Planning and Development Dept.

Note: * Data at this level is not available for 1990 based on Super Neighborhood boundaries.

** Asian includes American Indian & Alaska Native, Native Hawaiian and Other Pacific Islander